

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: Village of Pelham Housing Authority _____ PHA Code: NY 116 _____ PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 04/2010 _____					
<b>2.0</b>	<b>Inventory (based on ACC units at time of FY beginning in 1.0 above)</b> Number of PH units: _____ Number of HCV units: 155 _____					
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV	
	PHA 1:					
	PHA 2:					
	PHA 3:					
<b>5.0</b>	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  Provide support for housing for low income, very low income and extremely low income families within the Village of Pelham jurisdiction in order to provide decent, safe and sanitary housing for these low income economic groups and to promote housing choice within the jurisdiction.					
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  Pelham's housing market conditions have changed dramatically since the submission of the previous PHA 5 Year Plan . The value of housing in all sectors declined and rental units are in demand by all economic income groups.  It is the Village of Pelham's Goal and Objective to preserve the existing base of available rental housing stock to low, very low and extremely low income families in the jurisdiction and to expand and promote landlord awareness and participation in the HCV Program by providing rental units to these population groups in order to maintain 100% or near 100% lease up rates for the Program.					

6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>The PHA accesses the Dru Sjodin National Sex Offender Public Website for all adult household members upon issuance of a Section 8 Voucher to a family.</p> <p>The Enterprise Income Verification (EIV) System is utilized for all adult household members upon issuance of a Section 8 Voucher to a family and for all annual certifications of existing voucher holders.</p> <p>VAWA implementation includes notification to landlords and HCV participants advising them the law protects victims of domestic violence, dating violence or stalking and family members. The Plan is being revised to incorporate VAWA into the Plan.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The Public has access to any information contained in this Plan and in the Administrative Plan by contacting :</p> <p style="text-align: center;">Village of Pelham PHA c/o NDR Group 400 North Avenue New Rochelle, New York 10801 914 633 7092</p> <p>The location for the Public to inspect the PHA Plan and supporting Documents is:</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 33%;">Village of Pelham PHA 195 Sparks Avenue Section 8 Office – Main Floor Pelham, New York 10803 914 738 2258</td> <td style="width: 33%; text-align: center;">AND</td> <td style="width: 33%;">NDR Group 400 North Avenue New Rochelle, New York 10801 914 633 7092</td> </tr> </table>	Village of Pelham PHA 195 Sparks Avenue Section 8 Office – Main Floor Pelham, New York 10803 914 738 2258	AND	NDR Group 400 North Avenue New Rochelle, New York 10801 914 633 7092
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7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p>			
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>			
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>			
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>			
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>			

9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The housing data information which follows was obtained from the County Of Westchester – Urban County Consortium Consolidated Plan : 2009 – 2013 to show the housing needs of low, very low and extremely low families who reside in the jurisdiction. A problem household is one which have a physical defect, individuals living in over crowded conditions, cost burdened ( paying more than 30% of income for housing) In the jurisdiction cost burdened housing and available affordable rental housing are two key issues. The evidence to support this follows:</p> <p><b>COST BURDENED RENTER HOUSEHOLDS : 795 Renter Households</b></p> <ul style="list-style-type: none"> <li>• 39 % or 314 pay more than 30% of income for rental housing</li> <li>• 19% or 155 pay more than 50% of income for rental housing</li> <li>• In total – 58% or 469 pay more than 30% of income for rental housing</li> </ul> <p><b>HOUSING DEFICIENCIES : 2,337 UNITS</b></p> <ul style="list-style-type: none"> <li>• 0 Units – 0%</li> </ul> <p><b>MONTHLY CONTRACT RENT RANGE : 795 Renter Households</b></p> <ul style="list-style-type: none"> <li>• \$300 – 499 4%</li> <li>• \$500 – 799 10%</li> <li>• \$750 – 999 36%</li> <li>• \$1,000 – 1,499 38%</li> <li>• \$1,500 + 11%</li> </ul> <p><b>HOUSEHOLDS BY MEDIAN INCOME : 2,280 HouseHolds</b></p> <ul style="list-style-type: none"> <li>• Less than \$10,000 3%</li> <li>• 10,000 – 14,999 4%</li> <li>• 15,000 – 24,999 4%</li> <li>• 25,000 – 34,999 9%</li> <li>• 35,000 – 49,999 12%</li> <li>• 50,000 – 74,999 13%</li> <li>• 75,000 – 99,000 16%</li> <li>• 100,000 – 149,999 15%</li> <li>• 150,000 – 199,999 8%</li> <li>• 200,000 + 16%</li> </ul> <p><b>PERSONS BELOW POVERTY LEVEL : 6,404 Individuals</b></p> <ul style="list-style-type: none"> <li>• Total Below - 3%</li> <li>• 65 + - 4%</li> </ul> <p><b>ELDERLY DISABILITY STATUS : 730 Individuals</b></p> <ul style="list-style-type: none"> <li>• With a disability - 33%</li> </ul> <p><b>OVERCROWDED HOUSING: 2,287 Units</b></p> <ul style="list-style-type: none"> <li>• More than 1 person per Room - 2%</li> </ul> <p><b>HOUSING VACANCY : 2,337 Units</b></p> <ul style="list-style-type: none"> <li>• 47 vacant - 2.5 %</li> </ul> <p><b>POPULATION BY RACE : 6,400 Individuals</b></p> <ul style="list-style-type: none"> <li>• White - 5,326 - 83%</li> <li>• Black/African Amer. - 426 - 6%</li> <li>• Asian/ PI - 317 - 4%</li> <li>• Hispanic - 461 - 7%</li> </ul> <p>The jurisdiction can be summarized as a wealthy Westchester community, with high rents and a low vacancy rate with a low concentration of minority population. Access to rental units in the jurisdiction is of primary importance for low, very low and extremely low income families. The PHA will continue to develop its network with landlords to increase program participation.</p>
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9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>During the upcoming year the PHA will reach out to landlords in the jurisdiction to educate, inform and interest landlords to participate in the HCV Program with particular emphasis on the elderly and disabled populations in the jurisdiction.</p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) <b>Progress in Meeting Mission and Goals.</b> Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>The PHA maintains a high level of lease up of its HCV units in the jurisdiction and maintains a positive relationship with the landlord participants who lease out their units to holders of HCV's. The PHA will continue to maintain this high level and will continue to nurture its relationship with landlords in order to satisfy the needs of the low, very low and extremely low income families in the jurisdiction.</p> <p>(b) <b>Significant Amendment and Substantial Deviation/Modification.</b> Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>"Significant Amendment" and "Substantial Deviation/Modification": Defined as changes in the Plan or policy of the PHA that will alter and/or change the mission, goals and objectives of the PHA which require approval by the Village of Pelham Trustees. All other changes and/or modifications which are based on changes and/or updates from the Federal Government do not require approval from the local jurisdiction.</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>